

# Prioritized Site Inventory for Affordable Housing Development: Property Profiles



Prepared for Lincoln County Regional Planning Commission

May 2025

# Executive Summary

The 2023 [Lincoln County Housing Needs Assessment](#) identified a need for affordable housing in the County based on the number of cost-burdened households, displaced workers, overcrowded households, under-housed residents, and substandard and obsolete homes.

The Needs Assessment laid out strategies for affordable housing production, with Action Item 4A being "Compile a prioritized inventory of potential housing development sites". This action item was labeled high impact with a 0-1-year timeframe.

This inventory is a response to Action Item 4A: a catalog of potential sites for housing in Lincoln County, with at least one parcel in almost every town.

Each profile in this inventory includes parcel details such as size, zoning, and access to utilities as well as development potential. In addition to a picture of the parcel, each profile includes an image or two to illustrate what the potential development density would look like.

The goal of this inventory is to provide a catalog for developers, funders, or other entities interested in creating or supporting affordable housing development in Lincoln County to reference when choosing a parcel to purchase, or municipality to engage in discussion with.

***Disclaimer:*** Lincoln County engaged Camoin Associates to prepare this Prioritized Site Inventory for Affordable Housing Development: Property Profiles to support identifying potential sites for development. However, Lincoln County is not mandating that these sites must be used for affordable housing. Rather, this project should be viewed as a way to start the conversation with developers and property owners about the possibility for housing now or in the future.

*Any potential developer interested in a parcel(s) profiled in this document should review the municipality's land use ordinances and have conversations with the Town's code enforcement officer to ensure a full understanding of the building potential for the site*

**NOTE: ACREAGE AND DEVELOPMENT POTENTIAL FOR EACH SITE PROFILED ARE PRELIMINARY AND SHOULD BE USED FOR INITIAL PLANNING DISCUSSIONS ONLY.**

# Methodology

## PARCEL IDENTIFICATION

With the input of local municipalities, the data team conducted GIS analysis to identify candidate parcels and determine their desirability and developability for affordable housing development.

Parcels considered “desirable” were equal to or greater than one dry acre, near schools, in growth areas if applicable to the town, near water and sewer service if possible, and vacant or underutilized, meaning that the assessment value of improvements was greater than 60% of the total assessed value if the data was available. Click [here](#) to learn more about growth areas in Lincoln County.

Parcels considered “undevelopable” included conserved lands, wetlands or lands within wetland, stream, river, and coast buffers, parcels with a slope greater than 20%, or public facilities, such as parks, cemeteries, and airports.

This identification and sorting process was the first step in creating the site inventory. The Lincoln County Regional Planning Commission team then conducted a build-out analysis for each parcel identified to determine the logistics of potential development.

The build-out analysis utilized current local zoning ordinances at the time of preparation (August 2024) and is subject to change based on future ordinance changes. Possible density bonuses for long-term, designated-affordable developments allowed under LD 2003, commonly referred to as the State Housing Law, have not been included in the build-out analysis. Use the ‘Development Potential’ details for each site profile for preliminary planning purposes only. Confirmation with the local municipality should be a part of any site development process, including LD 2003 applicability.

# Methodology

## OUTREACH

Camoin Associates prioritized sites based on the build-out analysis and called the owners of each parcel (as possible) to gauge their interest in the idea of selling their parcels for affordable housing development in the future.

Responses from these calls helped to inform the sites in this inventory.

Therefore, the sites that appear on the following pages are those whose owners are either interested in potentially selling their land for housing development or could not be reached.

Identified parcels that had a property owner express no interest in selling the land have not been included in this Site Inventory.

# Affordable Housing

## HOUSING TYPES

There are various affordable housing types that may be suitable for these sites, dependent on factors such as zoning and area-specific needs. The following are a few different types of affordable housing:

### *Single-Unit Residential*

A free-standing structure that houses an individual or family. This home can be rented or owned and can be a house, apartment, mobile home, etc.

### *Multi-Unit Residential*

A building housing two or more units that can be rented or owned and occupied by multiple families or individuals.

### *Mixed-Use*

A building that is a combination of residential and other, such as a storefront on the first floor and apartments on the second floor.

## HOW TO READ THESE PROFILES

To provide a geographic context for the site, each profile includes the site address if available (if not, the words "Housing Development Opportunity" are used), the state ID/tax map number, an aerial image of the site, and a short description of the nearby roads, waterbodies, or other landmarks.

Parcel details are included to give the reader an idea of the current state of the parcel, including total acres, dry acres, zoning information, and the status of the water and sewer connection.

To inform future developers of the site's potential, each parcel includes a section with information about the number of units that could be supported based on zoning, land use ordinances, and dry acreage. Some properties have density information to show how the density would change if a developer were to add a sewer and/or water connection. Each profile includes 1-2 example image(s) illustrating the level of density that may be feasible on that parcel.



# Housing Development Opportunity

## Alna, ME 04535

### 15010\_R-4-11

Where Cross Rd, Golden Ridge Rd, and 218 meet



Source: Camoin Associates

## Parcel Details

Total Acres: 21.6

Dry Acres: 21.6

Zoning: None

Water: No

Sewer: No

## Development Potential

**Allowed Density:** Minimum 2 acres per dwelling unit. Two dwelling unit maximum, if the lot is vacant. Three dwelling units maximum, if the lot contains a single-family dwelling.

This site could support approximately 10 housing units under existing zoning.

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 unit per 2 acres.

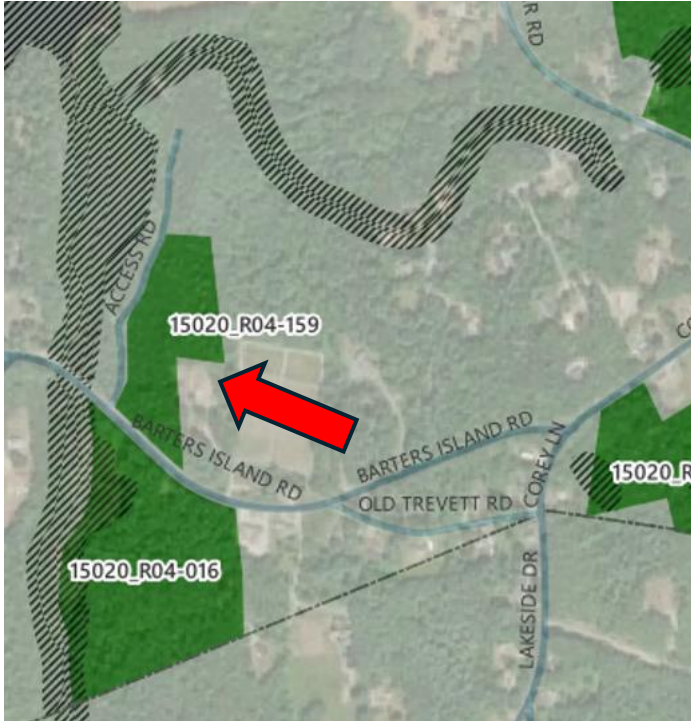


Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust

# 0 Barbers Island Rd. Boothbay, ME 04537 15020\_R04-159

Less than a mile from the Knickerbocker lakes



Source: Camoin Associates

## Parcel Details

**Total Acres:** 6.1

**Dry Acres:** 6.1

**Zoning:** Residential

**Water:** No

**Sewer:** No

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** Minimum net developable lot area per dwelling unit is 40,000 sq. ft.

This site can support approximately 6 housing units under existing zoning.



Illustrative example of development type permitted under current zoning without sewer  
Source: Heritage Housing Trust

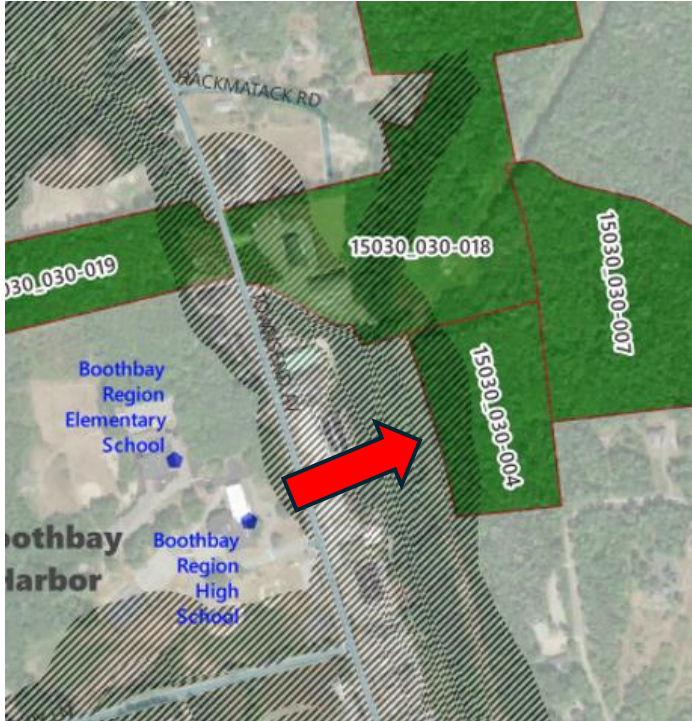


Illustrative example of development type permitted under current zoning with sewer  
Source: Island Housing Trust



0 Montgomery Rd  
Boothbay Harbor, ME 04538  
15030\_030-004

Across the street from the Boothbay schools



Source: Camoin Associates

## Parcel Details

Total Acres: 8.2

Dry Acres: 5.7

Zoning: General Business

Water: Unknown

Sewer: Unknown

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** 20,000 sq. ft. lot minimum per unit without sewer and water for multi-family; 10,000 sq. ft. lot minimum per residential unit with sewer and water

**Units Supportable without Sewer:** 8 (approx. 1.4 units per acre)

**Units Supportable with Sewer:** 16 (approx. 2.8 units per acre)



Illustrative example of development type permitted under current zoning without sewer  
Source: Heritage Housing Trust



Illustrative example of development type permitted under current zoning with sewer  
Source: The Cottages at Willet Brook Facebook Page

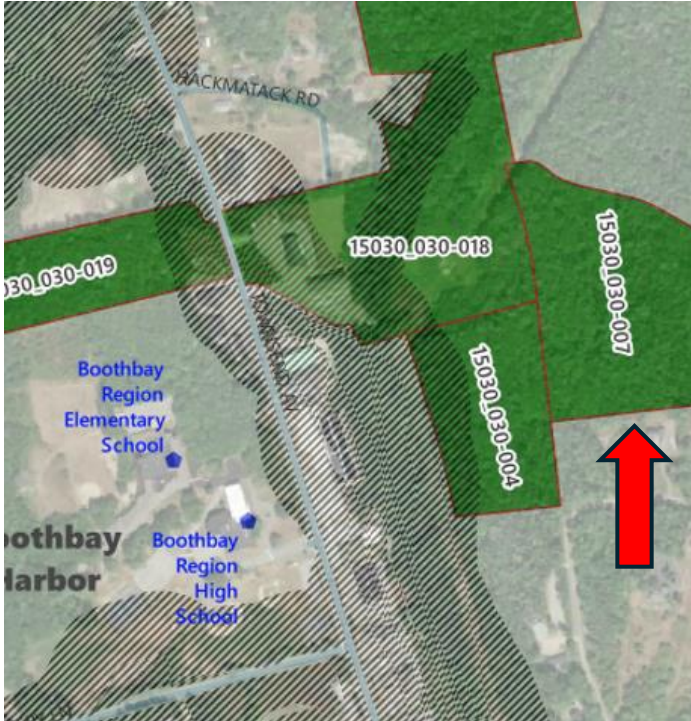


For more information, please contact Laura Graziano, Community Resilience Planner at [lgraziano@lcrpc.org](mailto:lgraziano@lcrpc.org) or call (207) 882-5984. \* Click [here](#) to learn more about growth areas.



# 0 Hackmatack Rd Boothbay Harbor, ME 04538 15030\_030-007

Across the street from the Boothbay schools



Source: Camoin Associates

## Parcel Details

Total Acres: 13.4

Dry Acres: 13.4

Zoning: General Business

Water: Unknown

Sewer: Unknown

## Development Potential

**Allowed Density:** 20,000 sq. ft. lot minimum per unit without sewer and water for multi-family; 10,000 sq. ft. lot minimum per residential unit with sewer and water

**Units Supportable without Sewer:** 29 (approx. 2.2 units per acre)

**Units Supportable with Sewer:** 58 (approx. 4.3 units per acre)



Illustrative example of development type permitted under current zoning without sewer  
Source: Heritage Housing Trust

Illustrative example of development type permitted under current zoning with sewer  
Source: Island Housing Trust



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# Housing Development Opportunity

Bremen, ME 04551

15040\_004-074

Along the edge of Broad Cove



Source: Camoin Associates

## Parcel Details

**Total Acres:** 11.37

**Dry Acres:** 9.3 (outside shoreland zoning)

**Zoning:** General; Residential Shoreland Zone

**Water:** No

**Sewer:** No

## Development Potential

**Allowed Density:** 40,000 sq. ft. per unit outside shoreland zone.

New residential dwelling units may also require a Residential Growth Permit from the Town of Bremen, which limits development to eight (8) new units per year (per Bremen's Residential Growth Cap Ordinance)



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust



# Housing Development Opportunity

## Bristol, ME 04539

### 15040\_004-140

Across the street from Bristol Consolidated School



Source: Camoin Associates

## Parcel Details

Total Acres: 84.8

Dry Acres: 76.8

Zoning: None

Water: No

Sewer: No

## Development Potential

**Allowed Density:** Minimum 1 acre per dwelling unit

This site could support approximately 76 units under existing zoning. Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 unit per acre.



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust



0 Bristol Rd.  
Damariscotta, ME 04543  
15060\_001-022-008

Off of 129, about 2 miles from Days Cove



## Parcel Details

Total Acres: 47.9

Water: No

Dry Acres: 33.0

Sewer: No

Zoning: Rural

This parcel is located in a town-designated growth-area\*



Source: Camoin Associates

## Development Potential

**Allowed Density:** 80,000 sq. ft. lot minimum per unit without sewer and water;  
10,000 sq. ft. lot minimum per unit with sewer and water per first dwelling unit,  
6,000 sq. ft. thereafter

**Units Supportable without Sewer:** 15 (approx. 0.5 units per acre)

**Units Supportable with Sewer:** 208 (approx. 6.3 units per acre)



Illustrative  
example of  
development type  
permitted under  
current zoning  
without sewer  
Source: Heritage  
Housing Trust



Illustrative example of  
development type  
permitted under current  
zoning with sewer  
Source: Island Housing  
Trust



For more information, please contact Laura Graziano, Community Resilience Planner at [lgraziano@lcrpc.org](mailto:lgraziano@lcrpc.org) or call (207) 882-5984. \* Click [here](#) to learn more about growth areas.

250 Bristol Rd.  
Damariscotta, ME 04543  
15060\_001-023

Off of 129, about 2 miles from Days Cove



## Parcel Details

Total Acres: 55.8

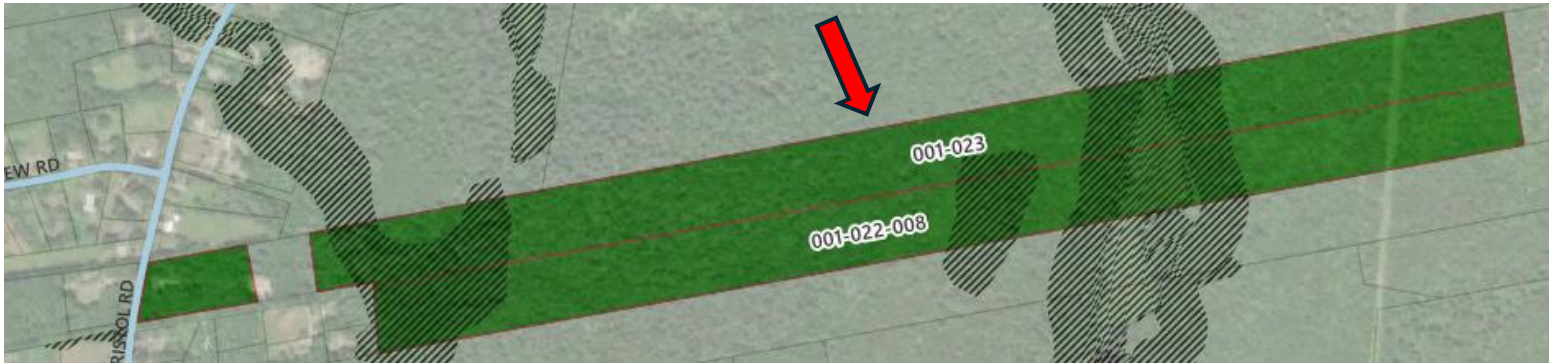
Water: Unknown

Dry Acres: 43.1

Sewer: No

Zoning: Rural

This parcel is located in a town-designated growth-area\*



Source: Camoin Associates

## Development Potential

**Allowed Density:** 80,000 sq. ft. lot minimum per unit without sewer and water;  
10,000 sq. ft. lot minimum per unit with sewer and water per first dwelling unit,  
6,000 sq. ft. thereafter

**Units Supportable without Sewer:** 16 (approx. 0.4 units per acre)

**Units Supportable with Sewer:** 216 (approx. 5.0 units per acre)



Illustrative  
example of  
development type  
permitted under  
current zoning  
without sewer  
Source: Heritage  
Housing Trust



Illustrative example of  
development type  
permitted under current  
zoning with sewer  
Source: Island Housing  
Trust



For more information, please contact Laura Graziano, Community Resilience Planner at [lgraziano@lcrpc.org](mailto:lgraziano@lcrpc.org) or call (207) 882-5984. \* Click [here](#) to learn more about growth areas.



0 Main St.  
Damariscotta, ME 04543  
15060\_009-068

Right next to Rising Tide Co-Op



Source: Camoin Associates

## Parcel Details

**Total Acres:** 8.1

**Dry Acres:** 4.2 (outside shoreland zoning)

**Zoning:** C2 & Residential

**Water:** Yes

**Sewer:** Yes

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** 10,000 sq. ft. per first principal building or dwelling unit, 6,000 sq. ft. thereafter with sewer and water

This site could support approximately 28 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 4 units per acre



Illustrative example of development type permitted under current zoning

Source: The Cottages at Willet Brook Facebook Page



# 0 Heater Rd. Damariscotta, ME 04543 15060\_001-058

Near the corner of Biscay Rd and Heater Rd



Source: Camoin Associates

## Parcel Details

**Total Acres:** 19.3

**Dry Acres:** 18.4

**Zoning:** Rural

**Water:** Unknown

**Sewer:** No

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** 10,000 sq. ft. per first principal building or dwelling unit, 6,000 sq. ft. thereafter with sewer and water; 80,000 sq. ft. per principal building or dwelling unit without sewer and water.

**Units Supportable without Sewer:** 10 (approx. 0.5 units per acre)

**Units Supportable with Sewer:** 131 (approx. 7.1 units per acre)



Illustrative example of development type permitted under current zoning without sewer  
Source: Heritage Housing Trust



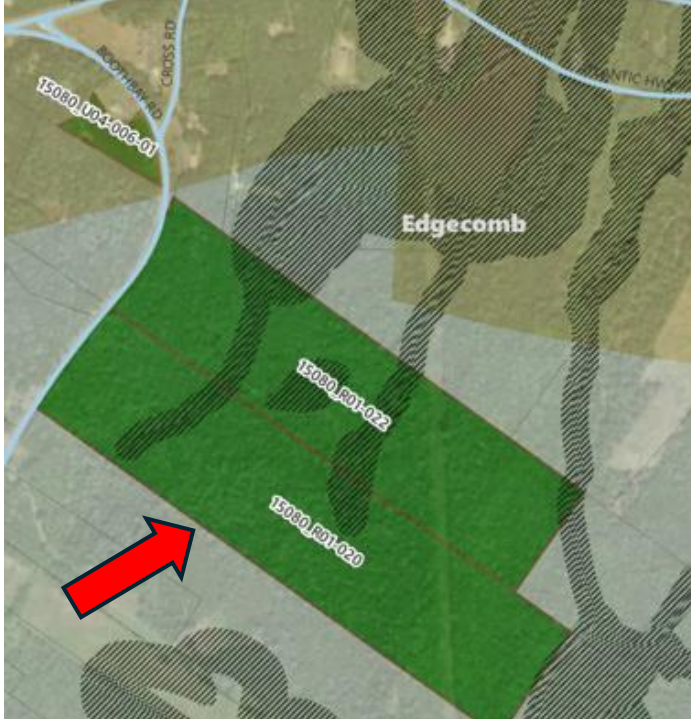
Illustrative example of development type permitted under current zoning with sewer  
Source: High Pines Village

For more information, please contact Laura Graziano, Community Resilience Planner at [lgraziano@lcrpc.org](mailto:lgraziano@lcrpc.org) or call (207) 882-5984. \* Click [here](#) to learn more about growth areas.

# Housing Development Opportunity Edgecomb, ME 04556

15080\_R01-020

Right by the post office



Source: Camoin Associates

## Parcel Details

**Total Acres:** 51.1

**Dry Acres:** 46.8

**Zoning:** Rt. 27 Corridor Area I & Rural District & Woodland District

**Water:** No

**Sewer:** No

## Development Potential

**Allowed Density:** 3 acre lot minimum, 1 dwelling unit allowed per lot

This site could support approximately 1 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 unit per 4 acres



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust

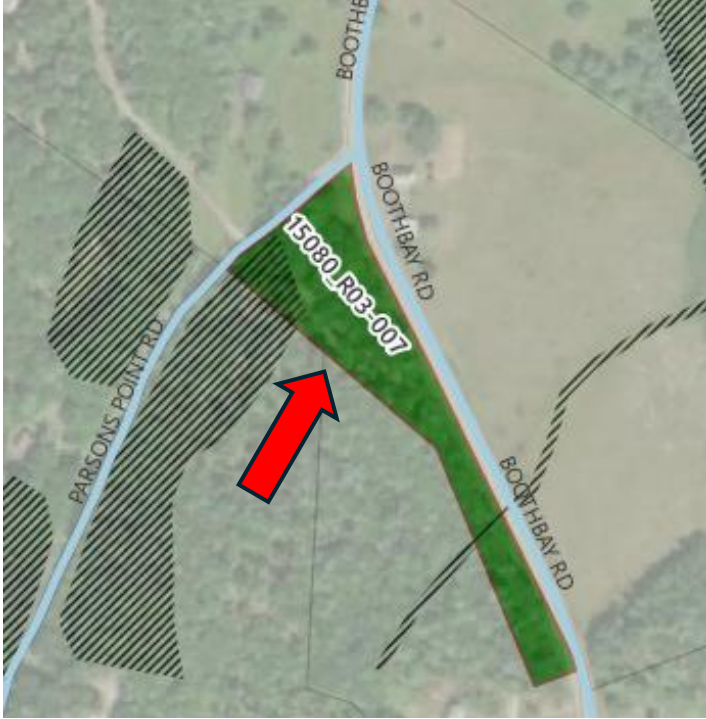


# Housing Development Opportunity

## Edgecomb, ME 04556

### 15080\_R03-007

At the corner of Parsons Point Rd and Boothbay Rd



Source: Camoin Associates

## Parcel Details

**Total Acres:** 3.1

**Dry Acres:** 2.8

**Zoning:** Rt. 27 Corridor Area III

**Water:** No

**Sewer:** No

## Development Potential

**Allowed Density:** 3 acre lot minimum, 1 dwelling unit allowed per lot

This site could support approximately 1 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 dwelling per 3 acres



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust



# Housing Development Opportunity Edgecomb, ME 04556

15080\_U15-008

Across the street from Kamala Boutique



Source: Camoin Associates

## Parcel Details

**Total Acres:** 6.7

**Dry Acres:** 6.7

**Zoning:** Rt. 27 Corridor Area III & Marine District

**Water:** No

**Sewer:** No

## Development Potential

**Allowed Density:** 3 acre lot minimum, 1 dwelling unit allowed per lot

This site could support approximately 1 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 dwelling per 3 acres



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust

# Housing Development Opportunity

## Edgecomb, ME 04556

### 15080\_U15-012-01

Across the street from 4 Seasons Automotive



Source: Camoin Associates

## Parcel Details

**Total Acres:** 4.2

**Dry Acres:** 3.1

**Zoning:** Rt. 27 Corridor Area II

**Water:** No

**Sewer:** No

## Development Potential

**Allowed Density:** 1 acre lot minimum, 1 dwelling unit allowed per lot

This site could support approximately 1 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 dwelling per acre



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust



# 0 Academy Hill Newcastle, ME 04553 15110\_013-011

Between Route 1, Mill Rd, and Academy Hill



Source: Camoin Associates

## Parcel Details

Total Acres: 1.2

Dry Acres: 1.2

Zoning: Village Business

Water: Yes

Sewer: Unknown

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** Density varies by housing type

Under existing zoning, this site could support 16 units of multi-unit residential housing, 1 unit of single-unit residential housing, or 20 units of mixed-use buildings



Illustrative example of development type permitted under current zoning

Source: Camoin Associates



# Housing Development Opportunity

## South Bristol, ME 04568

### 15140\_29 31

Off of 129 across the street from the post office



Source: Camoin Associates

## Parcel Details

Total Acres: 15.4

Dry Acres: 14.5

Zoning: None

Water: No

Sewer: No

## Development Potential

Though the site has no zoning, this analysis uses the dimensional requirement of shoreland zoning, which is approximately 1 unit per acre to determine that this site could support 14 units

This density would need to be confirmed by the local planning board prior to development



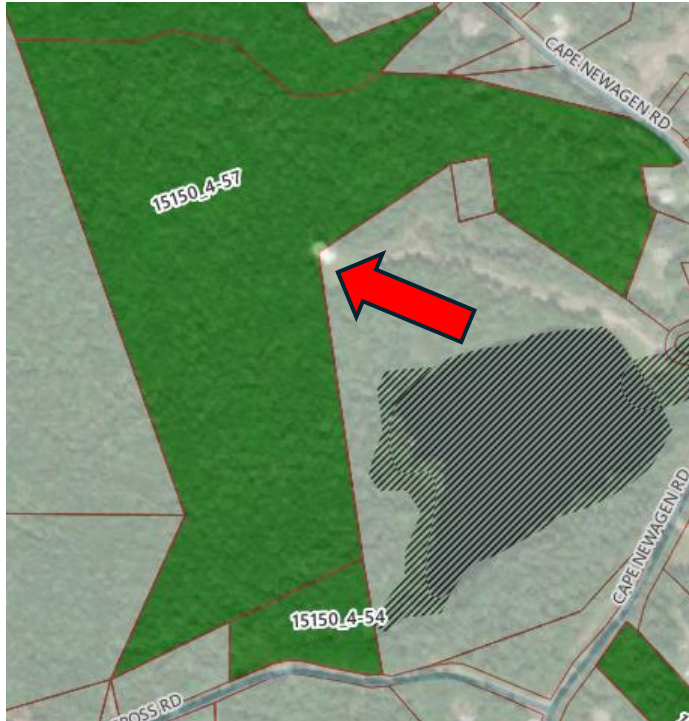
Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust

# Housing Development Opportunity Southport, ME 04576

15150\_4-57

Off of 238 right next to Southport Water Supply Pond



Source: Camoin Associates

## Parcel Details

Total Acres: 31.0

Dry Acres: 31.0

Zoning: Residential

Water: No

Sewer: No

## Development Potential

**Allowed Density:** 80,000 sq. ft. of lot area per unit (Allowed uses include single dwelling unit and duplex. Multi-unit dwelling (3 or more) is not permitted)

This site could support approximately 16 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 dwelling per 2 acres



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust



# Housing Development Opportunity

## Waldoboro, ME 04572

### 15160\_R6-14

Between Route 1 and Old Rte One



Source: Google Earth

## Parcel Details

**Total Acres:** 68.7

**Dry Acres:** 52.9

**Zoning:** Rt. 1 Commercial A

**Water:** Unknown

**Sewer:** Unknown

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** 80,000 sq. ft. lot minimum per unit without sewer and water;  
5,000 sq. ft. lot minimum per unit with sewer and water

**Units Supportable without Sewer:** 28 (approx. 0.4 units per acre)

**Units Supportable with Sewer:** 460 (approx. 6.7 units per acre)



Illustrative  
example of  
development type  
permitted under  
current zoning  
without sewer  
Source: Heritage  
Housing Trust



Illustrative example of  
development type  
permitted under current  
zoning with sewer  
Source: Island Housing  
Trust



# Housing Development Opportunity Waldoboro, ME 04572 15160\_R4-6

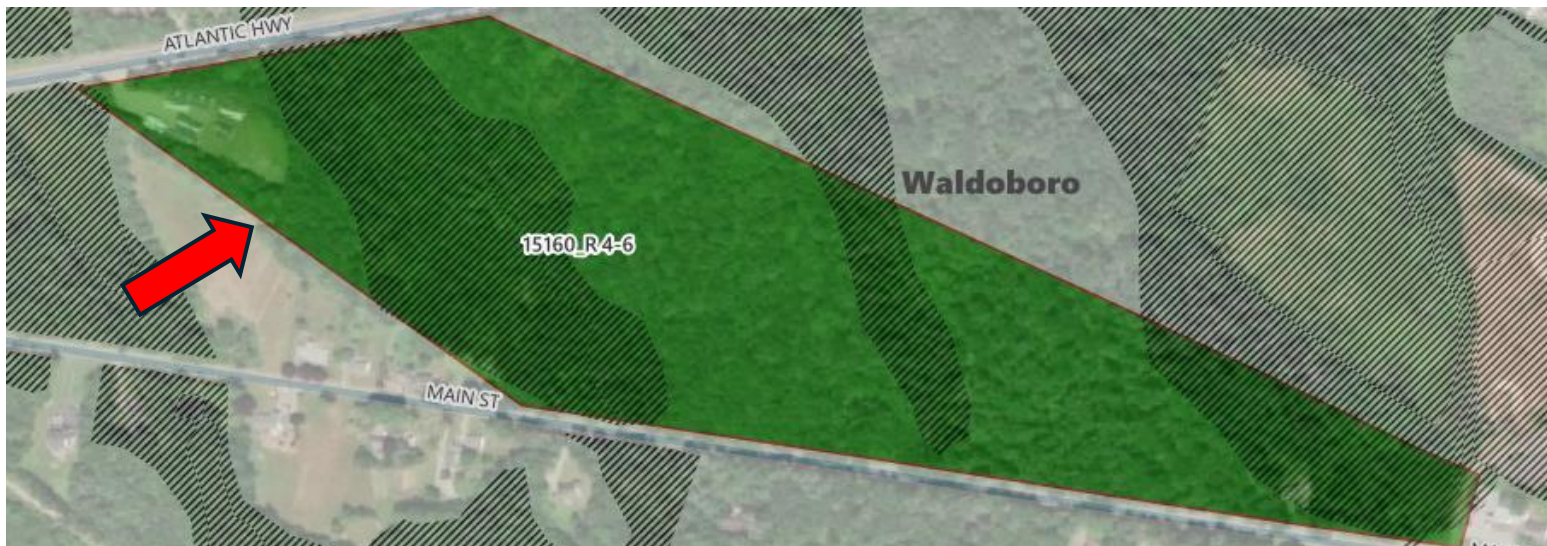
Between Atlantic Highway and Main Street



## Parcel Details

Total Acres: 46.1 | Dry Acres: 28.0 | Zoning: Rt. 1 Commercial B | Water: No | Sewer: No

This parcel is located in a town-designated growth-area\*



Source: Camoin Associates

## Development Potential

This site could support approximately 15 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 3 units per acre

Density could be reduced if units were connected to a central water and/or sanitary supply



Illustrative example of development type permitted under current zoning with sewer

Source: The Cottages at Willet Brook



# 45 Greenleaf Rd. Westport Island, ME 04578 15170\_6-7

A mile and a half from the Westport Town Office



Source: Camoin Associates

## Parcel Details

Total Acres: 6.7

Dry Acres: 6.2

Zoning: None

Water: No

Sewer: No

## Development Potential

Though the site has no zoning, this analysis uses the dimensional requirement of shoreland zoning, which is approximately 1 unit per acre to determine that this site could support 6 units

This density would need to be confirmed by the local planning board



Illustrative example of development type permitted under current zoning

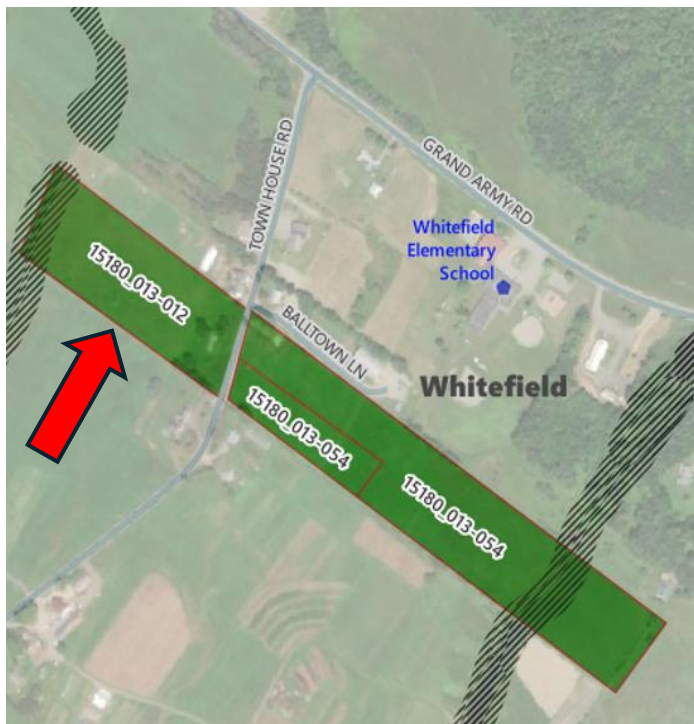
Source: Heritage Housing Trust

# Housing Development Opportunity

## Whitefield, ME 04353

### 15180\_013-012-A

Along the Happy Farm Trail next to Whitefield Fire and Rescue



Source: Camoin Associates

## Parcel Details

**Total Acres:** 7.4

**Dry Acres:** 6.5

**Zoning:** Residential

**Water:** No

**Sewer:** No

## Development Potential

**Allowed Density:** 65,340 sq. ft. per dwelling unit. Minimum lot size of 1.5 acres and minimum road frontage of 200 feet

Given the minimum lot size of 1.5 acres and the fact that this site has a total of 6.5 dry acres, this site could support approximately 4 dwelling units, with a density of approximately 1 dwelling per acre and a half



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust



**257 Bath Rd.  
Wiscasset, ME 04578  
15190\_U10-027**

Next to Morgan Motorsports and the Welcome to Wiscasset sign



Source: Camoin Associates

## Parcel Details

**Total Acres:** 33

**Dry Acres:** 11.8

**Zoning:** Residential & Commercial

**Water:** Yes

**Sewer:** Yes

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** 1 unit per acre

This site could support approximately 11 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 dwelling per acre

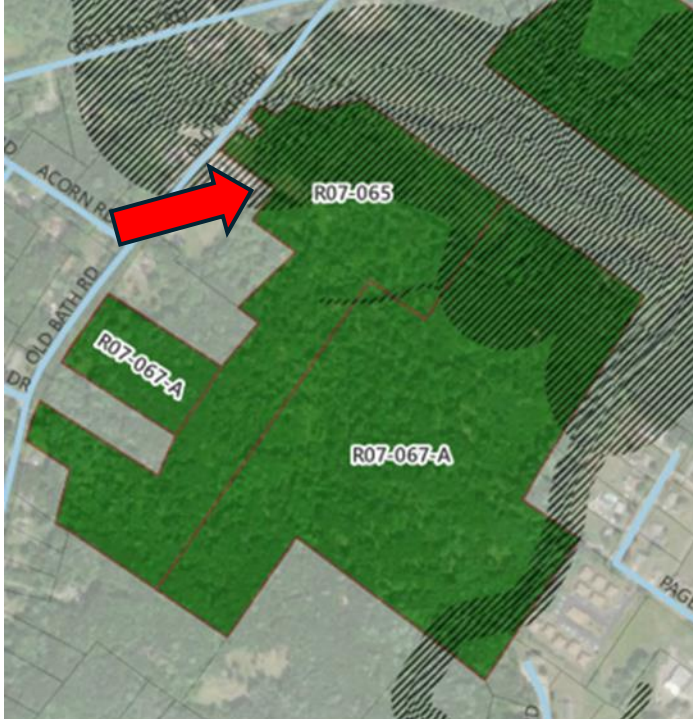


Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust

210 Old Bath Rd.  
Wiscasset, ME 04578  
15190\_R07-065

Across the street from Taste of Orient and Sweetz and More



Source: Camoin Associates

## Parcel Details

**Total Acres:** 23.7

**Dry Acres:** 16.5

**Zoning:** Residential

**Water:** No

**Sewer:** Yes

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** 1 unit per acre

This site could support approximately 16 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 unit per acre



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust



# 0 Old Bath Rd. Wiscasset, ME 15190\_R07-067-A

Across the street from Taste of Orient and Sweetz and More



Source: Camoin Associates

## Parcel Details

**Total Acres:** 3.8

**Dry Acres:** 3.8

**Zoning:** Residential

**Water:** No

**Sewer:** Yes

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** 1 unit per acre

This site could support approximately 3 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 unit per acres



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust

# 0 Old Bath Rd. Wiscasset, ME 15190\_R07-067-A

Across the street from Taste of Orient and Sweetz and More



Source: Camoin Associates

## Parcel Details

**Total Acres:** 37.6

**Dry Acres:** 27.9

**Zoning:** Residential

**Water:** No

**Sewer:** Yes

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** 1 unit per acre

This site could support approximately 27 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 unit per acre



Illustrative example of development type permitted under current zoning

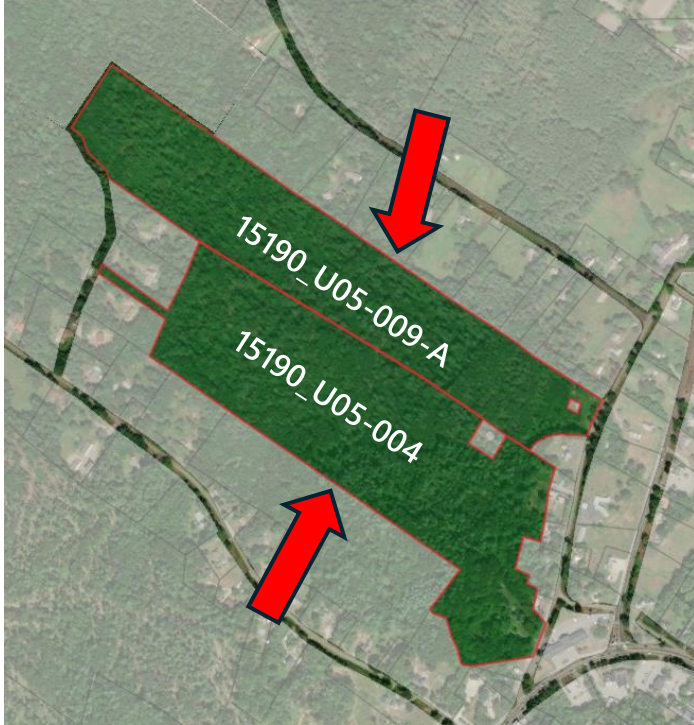
Source: Heritage Housing Trust



# 0 Churchill St. Wiscasset, ME 04578

15190\_U05-009-A & 15190\_U05-004

The land between Rumerill Rd, Willow Ln, Bradford Rd, and Churchill St



Source: Google Earth

## Parcel Details

15190\_U05-009-A Dry Acres: 32

15190\_U05-004 Dry Acres: 39

Zoning: Residential

Water: Yes

Sewer: Yes

## Development Potential

**Allowed Density:** 1 unit per acre

Under existing zoning, lot 15190\_U005-004 could support 39 units, which would be approximately 1 unit per acre

Lot 15190\_U05-009-A could support 32 units, which would also be approximately 1 unit per acre



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust

# 0 Old Ferry Rd. Wiscasset, ME 04578 Lot 6 R-08

Right along the Back River and between Westport Bridge  
Rd, Old Ferry Rd, and Route 144



Source: Google Earth

## Parcel Details

Total Acres: 300

Dry Acres: 200

Zoning: Rural

Water: Yes

Sewer: Yes

## Development Potential

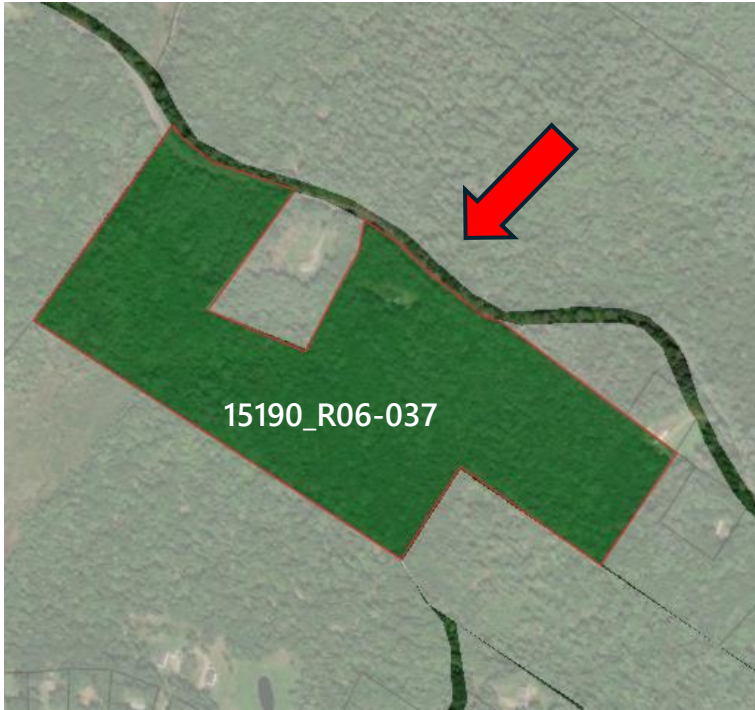
**Allowed Density:** 1 unit per acre

This site could support approximately 200 units under existing zoning. Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 unit per acre



# 156 Willow Ln. Wiscasset, ME 04578 15190\_R06-037

Across the street from the nature park on Willow Lane



Source: Google Earth

## Parcel Details

Total Acres: 39.0

Dry Acres: 27.5

Zoning: Rural

Water: No

Sewer: No

This parcel is located in a town-designated growth-area\*

## Development Potential

**Allowed Density:** 1 unit per acre

This site could support approximately 27 housing units under existing zoning

Given the number of dry acres and the number of units that could fit on this site, there would be approximately 1 unit per 1 acre



Illustrative example of development type permitted under current zoning

Source: Heritage Housing Trust

